

**Harbour-front Enhancement Committee
Sub-committee on Harbour Plan Review**

**Amendments to the Approved
Tsim Sha Tsui Outline Zoning Plan No. S/K1/22**

Introduction

This paper is to brief Members on the amendments to the approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/22, in particular the imposition of building height restrictions to guide future development/redevelopment in the Tsim Sha Tsui area (the Area).

Background

2. The draft Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/23, incorporating building height restrictions for various development zones and other amendments (Annex A), was exhibited for public inspection on 25.4.2008 for a period of two months until 25.6.2008 under section 5 of the Town Planning Ordinance (the Ordinance). Any person may make written representation in respect of the amendments to the OZP to the Secretary of the Town Planning Board (TPB) within the exhibition period.

Imposition of Building Height Restrictions

3. On the then approved Tsim Sha Tsui OZP No. S/K1/22, there was no building height restriction except for some of the sites zoned “Other Specified Uses” (“OU”) which are protruding into the Harbour. Being a major commercial node, Tsim Sha Tsui area is under immense redevelopment pressure. In the absence of building height controls, excessively tall buildings with scale out-of-context in the locality proliferate at random locations, resulting in negative impacts on the visual quality of the Area and causing great concern to the local communities.

4. With the growing community concern on the overall built-environment, the stipulation of the building height restrictions on the OZP is considered a more effective measure to regulate the development height profile of the built-environment. Apart from providing a statutory planning mechanism to control the height and development intensity of the development/redevelopment, these restrictions on the OZP would set out the planning intention more clearly, making it more transparent and open to public scrutiny. It also allows representations/comments on the proposed restrictions which are to be heard and considered in accordance with the procedures under the Ordinance.

Overall Building Height Concept (Plan 1)

5. A review was undertaken to examine the building height restrictions appropriate for all the development zones in the OZP with a view to preventing additional excessively tall or out-of-context buildings, controlling visually incompatible high-rise buildings, introducing additional urban attributes (e.g. stepped building height concept at appropriate waterfront areas) and instigating control on the overall building height profile of the Area. The review has taken account of the TPB's Vision Statement and Objective in Harbour Planning, the Harbour-front Enhancement Committee's Harbour Planning Principles and Guidelines, the area context, existing topography, local character, existing height profile, planning intention, redevelopment potential and urban design principles. An air ventilation assessment (AVA) by expert evaluation of the Area was also undertaken to assess the likely impacts of the building height restrictions of development sites on the pedestrian wind environment.

6. The southern part of the Kowloon Peninsula covering mainly Tsim Sha Tsui area is identified as a "high-rise node" in the Urban Design Guidelines of the Hong Kong Planning Standards and Guidelines (HKPSG). The proposed building height restrictions for the Area are to preserve the public views to the ridgelines from major vantage points and to maintain a stepped building height concept recommended in the Urban Design Guidelines. Based on the urban design principles of locating taller developments inland with lower developments along the waterfront, the general concept for the Area is to have the highest buildings in area centred at the Urban Renewal Authority (URA) site in Hanoi Road (the central core) and step down towards the harbourfront to avoid unduly tall wall effect and enhance visual openness at the Harbour. Except for the existing/committed tall buildings up to 386.7mPD, 265mPD and 250mPD at Canton Road, Salisbury Road and Hanoi Road respectively, and some other high-rise buildings at or near the commercial area of Tsim Sha Tsui, the proposed various building height bands in general increase progressively from the waterfront and the northern part of the Area to the central core.

High-rise developments at or near the central commercial area

7. There are some high-rise buildings which are already in existence, under construction or under planning at or near the central commercial area which should be allowed upon redevelopment to reflect the character of a high rise node. They include:

- ◆ Concordia Plaza – 98.3mPD
- ◆ Hotel Peninsula and its Office Tower – 45.9mPD & 120mPD
- ◆ Hotel Panorama – 146mPD
- ◆ One Peking – 143.4mPD
- ◆ Pinnacle – 140.1mPD
- ◆ Proposed redevelopment of Harbour City (Gateway III) – 386.7mPD
- ◆ Proposed redevelopment of Mariners' Club – 175.5mPD
- ◆ Proposed redevelopment of New World Centre – 30mPD to 265mPD
- ◆ Redevelopment of former Hyatt Regency Hotel – 134.4mPD
- ◆ Redevelopment of former Tung Ying Building – 156mPD

- ◆ Redevelopment of the former Marine Police Headquarters – 14.5mPD at the southern part & 29.2mPD at the northern part
- ◆ URA Hanoi Road Redevelopment – 250mPD

Various building height bands from 60mPD to 130mPD

8. Except for the existing/committed high-rise towers mentioned above, the various building height bands from 60mPD to 130mPD in the Area for the “C”, “Residential (Group A)” and “Residential (Group B)” zones increase progressively from the waterfront and the northern part of the Area to the central area. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability, and wind penetration and circulation as well as maintain a more intertwined relationship with the Victoria Harbour edge.

9. The various height bands are as follows:

- ◆ **Maximum building height of 60mPD** – mainly the commercial developments at Tsim Sha Tsui East. This area is characterised by the relatively spacious public space between buildings with street pattern parallel with the water edge. It is identified by the AVA Study as a major window for the prevailing wind from the east to the core area around Hanoi Road.
- ◆ **Maximum building height 80mPD** – mainly the residential developments along Bowring Street and Tak Hing Street/Tak Shing Street. The maximum building height is capped to 80mPD to preserve the ridgeline of Kowloon Peak and Lion Rock as viewed from Sai Ying Pun and Viewing Deck of Pier 7 at Central respectively.
- ◆ **Maximum building height of 85mPD** – mainly the commercial developments west of Canton Road. Strips of land with a maximum building height of 15mPD shall facilitate air ventilation from the west (i.e. Kowloon Park, Haipong Road and near Peking Road).
- ◆ **Maximum building height of 90mPD** – mainly the commercial/residential developments along Austin Avenue, Hillwood Road and Kimberley Road, and the residential development of Victoria Tower at Austin Road. Capping the maximum building height to 90mPD will preserve visual openness and maintain local setting of the area.
- ◆ **Maximum building height of 100mPD** – the commercial developments on both sides of Nathan Road to the north of Austin Road. According to the overall building height profile, taller buildings are allowed along Nathan Road in contrast with lower building heights (e.g. 80mPD) to the east and west.
- ◆ **Maximum building height of 110mPD** – mainly the commercial developments between Chatham Road South, Kimberley Road, Middle Road

and Canton Road. It is part of the building height profile descending from the 130mPD area and the URA Hanoi Road Redevelopment.

- ◆ **Maximum building height of 130mPD** - mainly the commercial developments at the core area Tsim Sha Tsui between Cameron Road and Mody Road. It will create a stepped transition from the URA Hanoi Road Redevelopment towards the surrounding buildings.

Building Heights for the “G/IC” and “OU” Zones

10. Apart from providing facilities to serve the community or specific purpose, the existing “Government, Institution or Community” (“G/IC”) and “OU” sites should also serve as breathing space and visual relief to the Area. In formulating the building height restrictions for these “G/IC” and “OU” sites, due regard has been given to the nature of the existing facilities/uses, the existing building heights, the minimum height requirement for some designated GIC/OU facilities and the need to maintain compatible building mass in the local setting. In general, the building height restrictions reflect either the existing building heights of various GIC/OU developments, or that of the planned/committed development proposals.

Non-Building Area

11. The streets in the area mainly bounded by Chatham Road South, Kimberley Road, Haiphong Road, Kowloon Park Drive, Middle Road and Minden Avenue are generally narrow and poor in air ventilation. The width of the pedestrian footpaths is also below the standard of the HKPSG for high-density zone area. In order to facilitate air ventilation within the narrow streets as recommended by the AVA Study and improve pedestrian flow, sites in this area zoned “C(1)”, “C(2)” and “C(6)” are imposed with the requirement of a minimum 1.5m wide non-building area from the lot boundary abutting public road(s), except Chatham Road South and Nathan Road. Maximum height restrictions as highlighted in the above paragraphs are also imposed as appropriate.

Conclusion

12. Members are invited to note the amendments to the approved Tsim Sha Tsui OZP, in particular the imposition of building height restrictions.

Attachment

Annex A Amendments to the approved Tsim Sha Tsui OZP No. S/K1/22.

Plan 1 Building height restrictions under the Tsim Sha Tsui OZP

Tsuen Wan & West Kowloon District Planning Office
Planning Department
May 2008



圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站(地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES		《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度(樓層數目)

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	48.31	24.18	商業
COMPREHENSIVE DEVELOPMENT AREA	2.00	1.04	綜合發展區
RESIDENTIAL (GROUP A)	8.98	3.64	住宅(甲類)
RESIDENTIAL (GROUP B)	0.59	0.31	住宅(乙類)
GOVERNMENT, INSTITUTION OR COMMUNITY	20.80	10.76	政府、機構或社區
OPEN SPACE	23.41	12.22	休憩用地
OTHER SPECIFIED USES	47.15	24.62	其他指定用途
MAJOR ROAD ETC.	44.47	23.23	主要道路等
TOTAL PLANNING SCHEME AREA	191.51	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/K1/2/2 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K1/2/2
按照城市規劃條例第5條展示的修訂
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

修訂項目 A 1 項 AMENDMENT ITEM A1		修訂項目 D 項 AMENDMENT ITEM D	
修訂項目 A 2 項 AMENDMENT ITEM A2		修訂項目 E 項 AMENDMENT ITEM E	
修訂項目 A 3 項 AMENDMENT ITEM A3		修訂項目 F 項 AMENDMENT ITEM F	
修訂項目 B 項 AMENDMENT ITEM B		修訂項目 G 項 AMENDMENT ITEM G	
修訂項目 C 項 AMENDMENT ITEM C			

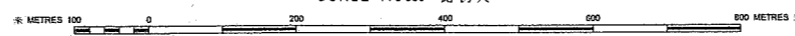
(參看附表)
(SEE ATTACHED SCHEDULE)

2008年4月25日 按照城市規劃條例第5條展示的核准圖編號 S/K1/2/2 的修訂
AMENDMENTS TO APPROVED PLAN No. S/K1/2/2 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 25 APRIL 2008

Ophelia Y. S. WONG 黃婉霞
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的尖沙咀(九龍規劃區第1區)分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
KOWLOON PLANNING AREA No. 1 - TSIM SHA TSUI - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺



規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/K1/2/3

**AMENDMENTS TO
THE APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/22**

I. Amendments to Matters shown on the Plan

- Item A1 – Stipulating new building height restrictions for areas zoned “Commercial” (“C”), “C(1)” to “C(5)”, “Comprehensive Development Area” (“CDA”), “CDA(1)”, “Residential (Group A)” (“R(A)”), “Residential (Group B)” (“R(B)”), “R(B)1”, “Government, Institution or Community” (“G/IC”) and “Other Specified Uses” (“OU”) annotated “Cross Harbour Tunnel Toll Plaza”, “Sports and Recreation Clubs”, “Museum(s)”, “Railway Terminus, Bus Terminus, Multi-storey Car Park, Indoor Stadium, Commercial Facilities and Railway Pier” (“Railway Terminus”), “Ventilation Building” and “Salt Water Pumping Station”.
- Item A2 – Showing the building height restrictions as stipulated in the Notes of the Plan for areas zoned “OU” annotated “Cultural Square and Public Open Space with Underground Commercial Complex and Car Park”, “Ferry Terminal”, “Kowloon Point Piers”, “Ocean Terminal to include Shops and Car Parks”, “Pier” and “Sports and Recreation Club on Pier”.
- Item A3 – Rezoning of various sites mainly bounded by Chatham Road South, Kimberley Road, Haiphong Road, Kowloon Park Drive and Middle Road from “C” to “C(6)” and stipulating building height restrictions for the “C(6)” zone.
- Item B – Rezoning of a site to the south of Haiphong Road from an area shown as ‘Road’ to “G/IC(1)”.
- Item C – Rezoning of a site to the south of Salisbury Road from “C” to “C(7)” and stipulating building height restrictions for the “C(7)” zone.
- Item D – Rezoning of Scout Path from “G/IC” to an area shown as ‘Road’.
- Item E – Rezoning of a site to the west of Canton Road from “C” to “C(8)” and stipulating building height restrictions for the “C(8)” zone.
- Item F – Rezoning of a site to the west of Canton Road from “C” to “C(9)” and stipulating building height restrictions for the “C(9)” zone.
- Item G – Revision to the annotation of the “OU” zone to the south of Salisbury Road from “Ferry Concourse, Public Pier and Cultural Complex including Space Museum, Auditoria, Museum of Arts, Arts Library, Open Space and Car Park” to “Ferry Concourse, Public Pier and Cultural Complex including Space Museum, Auditoria, Museum of Arts, Open Space and Car Park” (“Ferry Concourse”) and stipulating building height restrictions for the zone.

II. Amendments to the Notes of the Plan

- (a) Incorporation of building height restrictions in the Remarks of the Notes for the “C”, “C(1)” to “C(9)”, “CDA”, “CDA(1)”, “R(A)”, “R(B)”, “R(B)1”, “G/IC” and “OU” annotated “Cross Harbour Tunnel Toll Plaza”, “Sports and Recreation Clubs”, “Museum(s)”, “Railway Terminus”, “Ventilation Building”, “Ferry Concourse” and “Salt Water Pumping Station” zones.
- (b) Incorporation of a minor relaxation clause for building height restrictions in the Remarks of the Notes for the zones listed in item (a) above except “C(7)”, “C(8)” and “CDA(1)” zones.
- (c) Incorporation of gross floor area (GFA) restriction, a GFA exemption clause for ancillary uses and facilities, and a clause to allow the maximum GFA to be exceeded in circumstances as set out in the Building (Planning) Regulation in the Remarks of the Notes for the “C(7)” zone.
- (d) Incorporation of non-building area requirement in the Remarks of the Notes for the “C(1)”, “C(2)” and “C(6)” zones.
- (e) Incorporation of site coverage restrictions and minor relaxation clauses for such restrictions in the Remarks of the Notes for the “OU” annotated “Sports and Recreation Clubs” zone and the “OU” annotated “Museums” zone at Science Museum Road.
- (f) Incorporation of building setback requirement and deletion of layout plan submission requirement in the Remarks of the Notes for the “OU” annotated “Museums” zone at Science Museum Road.
- (g) Incorporation of a set of Notes for the new “G/IC(1)” zone.
- (h) Incorporation of a clause in the Remarks of the Notes for the “G/IC” zone to allow exemption of the basement(s) floors in determining the building height restrictions.



圖例 LEGEND

- 規劃範圍界線 PLANNING SCHEME BOUNDARY
- 區劃界線 ZONING BOUNDARY
- 分區界線 SUB-AREAS BOUNDARY

擬議的建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION

130mPD	75mPD
110mPD	60mPD
100mPD	55mPD
90mPD	45mPD
85mPD	30mPD
80mPD	15mPD

在分區計劃大綱《註釋》內已訂定高度限制的地點
SITES ALREADY STIPULATED WITH HEIGHT RESTRICTION IN THE NOTES OF OZP

現有高度限制
EXISTING HEIGHT RESTRICTION

在分區計劃大綱內擬議高度限制的地點
SITES WITH PROPOSED HEIGHT RESTRICTION ON OZP

擬議高度限制
PROPOSED HEIGHT RESTRICTION

顯示在圖上（在主水平基準上若干米）
AS SHOWN ON PLAN (mPD)

顯示在圖上（層樓）
AS SHOWN ON PLAN (no. of storey)

現有/獲批建築物超過擬議的建築物高度限制
EXISTING / APPROVED BUILDINGS EXCEEDING PROPOSED BUILDING HEIGHT RESTRICTIONS

改劃為「道路」
REZONED TO "ROAD"

改劃為「政府、機構或社區(1)」地帶
REZONED TO "G/C(1)"

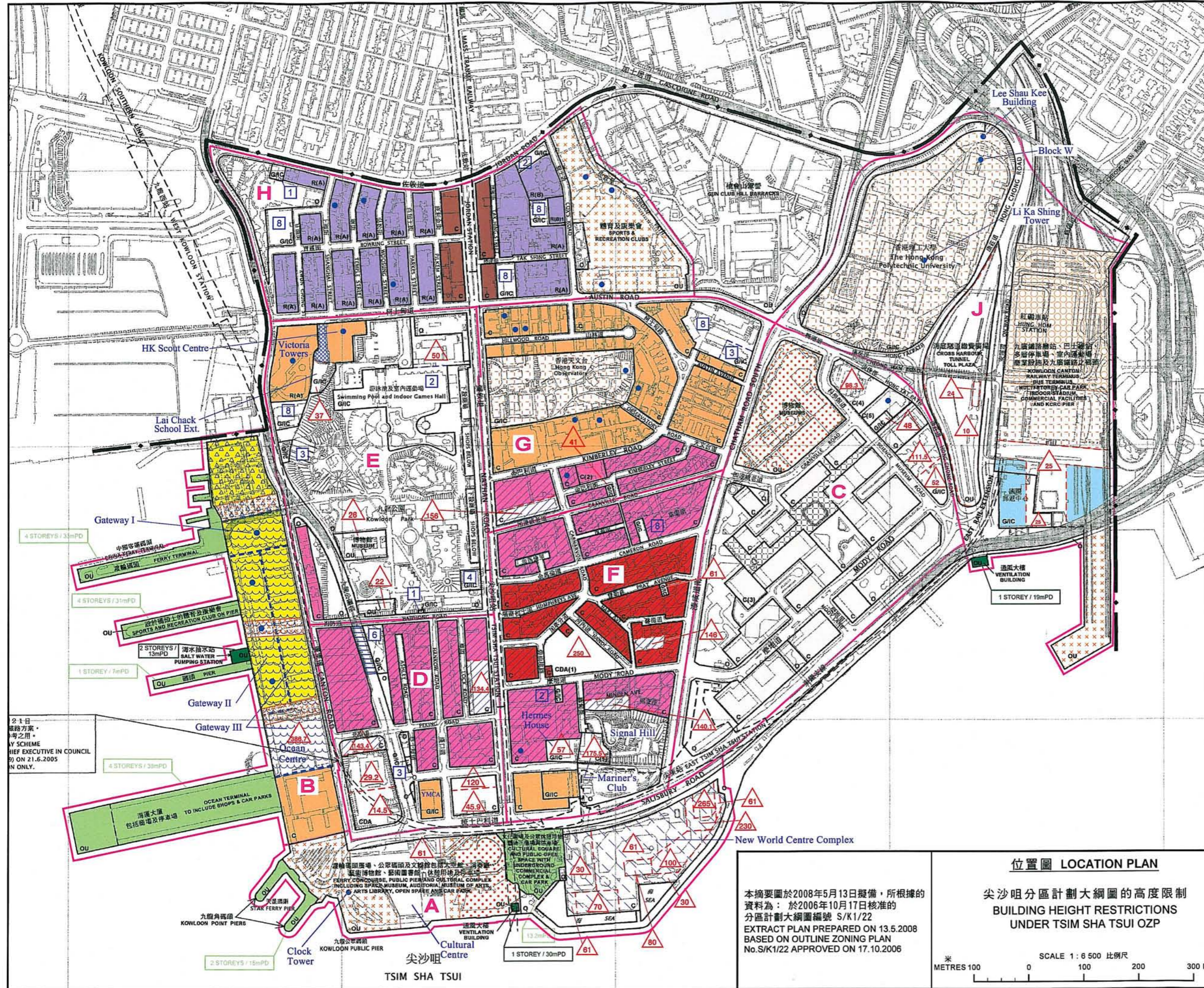
改劃為「商業(6)」地帶
REZONED TO "C(6)"

改劃為「商業(7)」地帶
REZONED TO "C(7)"

改劃為「商業(8)」地帶
REZONED TO "C(8)"

改劃為「商業(9)」地帶
REZONED TO "C(9)"

(界線只作識別用)
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)



21日
線路方案
考之用
Y SCHEME
HIEF EXECUTIVE IN COUNCIL
9) ON 21.6.2005
IN ONLY.

本摘要圖於2008年5月13日備獲，所根據的資料為：於2006年10月17日核准的分區計劃大綱圖編號 S/K1/22
EXTRACT PLAN PREPARED ON 13.5.2008
BASED ON OUTLINE ZONING PLAN
No.S/K1/22 APPROVED ON 17.10.2006

位置圖 LOCATION PLAN

尖沙咀分區計劃大綱圖的高度限制
BUILDING HEIGHT RESTRICTIONS
UNDER TSIM SHA TSUI OZP

SCALE 1:6 500 比例尺

米 METRES 100 0 100 200 300 METRES

規劃署 PLANNING DEPARTMENT

M/K1/08/193

圖 PLAN 1